

# AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance  
South Carolina



## OITP 50,000 SF Pad Site

SC Highway 11  
Westminster, SC 29693

### LOCATION DESCRIPTION

This 50,000 SF Pad Site is located in the Oconee Industry & Technology Park.

Park Status: Oconee Industry & Technology Park  
Municipality: Unincorporated  
Zoning: Industrial  
Land Use: North: Light Industrial  
South: Light Industrial  
East: Light Industrial  
West: Light Industrial  
Tax Map ID(s): 221-00-01-001

### UTILITIES

#### Water System

Provider: Walhalla Public Works  
Nearest Line Size: 10 inches

#### Wastewater System

Provider: Walhalla Public Works  
Nearest Line Size: 12 Inches (Gravity)

#### Natural Gas

NG Provider: Fort Hill Natural Gas  
Nearest Line Size: 4 Inches

#### Telecomm. Provider:

AT&T

#### Electric Provider:

Blue Ridge Electric Co-op

### TRANSPORTATION

Road Serving Site: SC Highway 11 (2 Lanes)

#### Nearest

Interstate: I-85 (18 Miles)  
Port: Charleston (248 Miles)  
Commercial Arprt: GSP International (57 Miles)  
Intermodal: NS Atlanta (114 Miles)  
Rail Access: No  
Runway Access: No

### PRICING INFORMATION

For Sale - \$48,000 per acre

### SITE DETAILS

Total Site Acreage: 23.30  
Developable Acreage: 23.30  
Addtl. Acreage Avail.: 100  
Min. Divisible Acreage: 23.30  
Max. Contig. Acreage: 100.00  
Max. Building Size: 200,000 Sq.Ft.  
Improvements: Pad-Ready  
Elevation Range: 891' to 891'  
Primary Soil Type: Clay Loam  
SC Certified Site: Palmetto Sites

### COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation